



**City Planning and Development Department
Citywide Planning Division
Historic Preservation Office**

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**Before the
Historic Preservation Commission
of
Kansas City, Missouri**

Commission Members Present

Patrick Bustos
Raymond Doswell
Robert Gangwere
Mike Hardin
Erik Heitman
David Matthews
Joe Mattox
Andrew Ray

Commission Members Absent

Helen Bryant

The special meeting of the Historic Preservation Commission was called to order at 2:10 p.m., **June 13, 2014**, by the Chairman, **Erik Heitman**, at the Gregg Klice Community Center, 1600 John "Buck" O'Neil Way.

Erik Heitman, Chairman, asked **Bradley Wolf, City Historic Preservation Officer**, to please stand and be sworn in.

Certificate of Economic Hardship

Case No. 2282-C
2119 & 2125 Tracy Avenue
'Western Baptist Bible College'
(demolish 2125 Tracy building)

Quorum: Bustos, Gangwere, Heitman, Matthews, Mattox

That staff stated that the applicant requested a continuance to allow more time to gather the economic hardship evidence.

That no one spoke in opposition to the proposal.

Joe Mattox made a motion to continue the request for the issuance of a Certificate of Economic Hardship to demolish the 2125 Tracy building to the June 27, 2014 meeting of the commission.

Patrick Bustos seconded the motion and the Historic Preservation Commission **continued** the case by a vote of **8/0** (members Bustos, Doswell, Gangwere, Hardin, Heitman, Matthews, Mattox and Ray)

Section 106 Review

1816 Highland Ave
'18th & Vine Historic District'
(demolish and construct building)

Quorum: No quorum established

Bradley Wolf, City Historic Preservation Officer, been duly sworn in, presented the Staff Report stating that the applicant, **Elizabeth Rosin, Rosin Preservation, LLC**, requests a Section 106 review for the demolition of 1816 Highland Ave and construction of a new building in the 18th & Vine Historic District.

That the following exhibits were introduced in the Staff Report and admitted as evidence:

EXHIBIT A - Rules and Regulations of the Historic Preservation Commission
EXHIBIT B - Application
EXHIBIT C - Staff Report
EXHIBIT D - Photographs
EXHIBIT E - Map
EXHIBIT F – Survey Form
EXHIBIT G – 2002 Photograph
EXHIBIT H – 2006 Photographs
EXHIBIT I – 2008 Photographs
EXHIBIT J – 2012 Photographs
EXHIBIT K – Condition and Siding Study
EXHIBIT L – Dangerous Building Certificate
EXHIBIT M – Draft plans for new building
EXHIBIT N – Memorandum of Agreement

That the applicant, Elizabeth Rosin of Rosin Preservation and Denise Gilmore of the Jazz District Redevelopment Corporation, talked to the rehabilitation and mothballing efforts and the proposed infill project.

That commission discussed the mothballing efforts, the integrity of the building and the proposed infill plans. The also recommended that the applicant submit a footprint comparison of the proposed building in comparison to the others, that they attempt to reuse some of the elements and investigate salvaging lumber for reuse.

That staff determined that the property no longer had integrity.

That Anita Dixon of the Mutual Musicians Foundation spoke to the need to preserve the remaining buildings in the 18th & Vine Historic District.

Mike Hardin made a motion to recommend approval of the demolition of 1816 Highland noting that the building does not retain enough historic material to be eligible as a contributing building and therefore the proposal to demolish the building would have no effect on historic properties.

Joe Mattox seconded the motion and the Commission **recommend approval** of the motion by a vote of **8/0** (members Bustos, Doswell, Gangwere, Hardin, Heitman, Matthews, Mattox and Ray)

Certificate of Appropriateness

Case No. 2283-C
42 West Concord Avenue
'Simpson-Yeomans/Country Side Historic District'
(construct addition and dormers)

Quorum: No quorum established

Bradley Wolf, City Historic Preservation Officer, been duly sworn in, presented the Staff Report stating that the applicant, **Steve McDowell**, requests approval to construct addition and dormers on the property at **42 West Concord Avenue**, a noncontributing property in the ***'Simpson-Yeomans/Country Side Historic District.'***

That the following exhibits were introduced in the Staff Report and admitted as evidence:

EXHIBIT A - Historic Preservation Commission Ordinance
EXHIBIT B - Chapter 88-580 and 88-585 of the Development Code
EXHIBIT C - Rules and Regulations of the Historic Preservation Commission
EXHIBIT D - Application
EXHIBIT E - Affidavit of Publication

EXHIBIT F - Affidavit of Mailing
EXHIBIT G - Staff Report
EXHIBIT H - *Secretary of the Interior's Standards for Rehabilitation*
EXHIBIT I - Designation Ordinance #900803
EXHIBIT J - *Kansas City Urban Design Guidelines*
EXHIBIT K - *Kansas City Historic Resources Survey Form*
EXHIBIT L - Map
EXHIBIT M - Photographs
EXHIBIT N – Plans

That the following new exhibit was introduced and admitted as evidence:

EXHIBIT O – Notice to Proceed

That the applicant and property owner, Steve McDowell, submitted a notice to proceed in his absence and Erik Heitman, a representative for the applicant was present to answer any questions.

That the Commission discussed the visibility of the proposed changes and the character of the street.

That staff stated that the proposed changes were planned as part of the original construction.

That no person spoke in opposition to the proposal.

Mike Hardin made a motion to **approve** the issuance of a Certificate of Appropriateness to construct an addition and dormers in that it is in conformance with the *Secretary of the Interior's Standards for Rehabilitation #9*.

Joe Mattox seconded the motion and the Historic Preservation Commission **approved** the case by a vote of 8/0 (members Bustos, Doswell, Gangwere, Hardin, Heitman, Matthews, Mattox and Ray)

Section 106 Review Non-Exempt Activities

No Historic Properties Effected Recommendation

106 Case No. 2014-HUD-0187
4324 NE Sunnybrook Lane
'NI CS Program'
(replace windows)

Quorum: No quorum established

Bradley Wolf, City Historic Preservation Officer, been duly sworn in, presented the Staff Report stating that the applicant, **Northland Neighborhoods, Inc.**, requests a Section 106 review for the Lane NNI CS Program to replace windows on the property at 4324 NE Sunnybrook Lane.

That the following exhibits were introduced in the Staff Report and admitted as evidence:

EXHIBIT A - Rules and Regulations of the Historic Preservation Commission

EXHIBIT B - Application

EXHIBIT C - Staff Report

EXHIBIT D - Photographs

EXHIBIT E - Map

EXHIBIT F – Property Information Form

That the applicant, Northland Neighborhoods, Inc., was not in attendance.

That staff determined that the property did not meet the criteria for listing on the National Register of Historic Places

That no person spoke for or against the project.

Mike Hardin made a motion that the Commission accepts staff recommendations that the property in Case Nos. 2014-HUD-0187, 0189, 0190, and 0203 are not eligible for listing on the National Register of Historic Places and in 2014-HUD-0185 that the proposed project will have no adverse effect on the historic property.

Joe Mattox seconded the motion and the Historic Preservation Commission **recommended approval** of the case by a vote of **8/0** (members Bustos, Doswell, Gangwere, Hardin, Heitman, Matthews, Mattox and Ray)

106 Case No. 2014-HUD-0189

3736 N Lister Dr

‘NNI CS Program’

(to replace the windows, furnace and HVAC.)

Quorum: No quorum established

Bradley Wolf, City Historic Preservation Officer, been duly sworn in, presented the Staff Report stating that the applicant, **Northland Neighborhoods, Inc.**, requests a Section 106 review for the NNI CS Program to replace windows, furnace and HVAC on the property at 3736 N Lister Drive.

That the following exhibits were introduced in the Staff Report and admitted as evidence:

EXHIBIT A - Rules and Regulations of the Historic Preservation Commission

EXHIBIT B - Application
EXHIBIT C - Staff Report
EXHIBIT D - Photographs
EXHIBIT E - Map
EXHIBIT F – Property Information Form

That the applicant, Northland Neighborhoods, Inc., was not in attendance.

That staff determined that the property did not meet the criteria for listing on the National Register of Historic Places

That no person spoke for or against the project.

Mike Hardin made a motion that the Commission accepts staff recommendations that the property in Case Nos. 2014-HUD-0187, 0189, 0190, and 0203 are not eligible for listing on the National Register of Historic Places and in 2014-HUD-0185 that the proposed project will have no adverse effect on the historic property.

Joe Mattox seconded the motion and the Historic Preservation Commission **recommended approval** of the case by a vote of 8/0 (members Bustos, Doswell, Gangwere, Hardin, Heitman, Matthews, Mattox and Ray)

106 Case No. 2014-HUD-0190

4805 N Bellaire Ave

‘NNI CS Program’

(replace the window, gutters, HVAC, hot water heater and upgrade the electrical.)

Quorum: No quorum established

Bradley Wolf, City Historic Preservation Officer, been duly sworn in, presented the Staff Report stating that the applicant, **Northland Neighborhoods, Inc.**, requests a Section 106 review for the NNI CS Program to replace window, gutters, HVAC, hot water heater and upgrade electrical on the property at 4805 N Bellaire Avenue.

That the following exhibits were introduced in the Staff Report and admitted as evidence:

EXHIBIT A - Rules and Regulations of the Historic Preservation Commission
EXHIBIT B - Application
EXHIBIT C - Staff Report
EXHIBIT D - Photographs
EXHIBIT E - Map
EXHIBIT F – Property Information Form

That the applicant, Northland Neighborhoods, Inc., was not in attendance.

That staff determined that the property did not meet the criteria for listing on the National Register of Historic Places

That no person spoke for or against the project.

Mike Hardin made a motion that the Commission accepts staff recommendations that the property in Case Nos. 2014-HUD-0187, 0189, 0190, and 0203 are not eligible for listing on the National Register of Historic Places and in 2014-HUD-0185 that the proposed project will have no adverse effect on the historic property.

Joe Mattox seconded the motion and the Historic Preservation Commission **recommended approval** of the case by a vote of 8/0 (members Bustos, Doswell, Gangwere, Hardin, Heitman, Matthews, Mattox and Ray)

106 Case No. 2014-HUD-0203

5519 Prospect Ave

'Blue Hills MHR Program'

(to replace the A/C unit, replace gutters and downspouts, replace fascia board in kind, replace roofing, skim coat chimney, reattach front handrail, repair bathroom ceiling, replace vanity, and upgrade the electrical service)

Quorum: No quorum established

Bradley Wolf, City Historic Preservation Officer, been duly sworn in, presented the Staff Report stating that the applicant, **Blue Hills Community Services**, requests a Section 106 review for the Blue Hills MHR to replace A/C unit, replace gutters and downspouts, replace fascia board in kind, replace roofing, skim coat chimney, reattach front handrail, repair bathroom ceiling, replace vanity, replace electrical service on the property at 5519 Prospect Avenue.

That the following exhibits were introduced in the Staff Report and admitted as evidence:

EXHIBIT A - Rules and Regulations of the Historic Preservation Commission
EXHIBIT B - Application
EXHIBIT C - Staff Report
EXHIBIT D - Photographs
EXHIBIT E - Map
EXHIBIT F – Property Information Form

That the applicant, Blue Hills Community Services, was not in attendance.

That staff determined that the property did not meet the criteria for listing on the National Register of Historic Places

That no person spoke for or against the project.

Mike Hardin made a motion that the Commission accepts staff recommendations that the property in Case Nos. 2014-HUD-0187, 0189, 0190, and 0203 are not eligible for listing on the National Register of Historic Places and in 2014-HUD-0185 that the proposed project will have no adverse effect on the historic property.

Joe Mattox seconded the motion and the Historic Preservation Commission **recommended approval** of the case by a vote of **8/0** (members Bustos, Doswell, Gangwere, Hardin, Heitman, Matthews, Mattox and Ray)

No Adverse Effect Recommendation

106 Case No. 2014-HUD-0185

3619 Virginia Ave

'3619 Virginia Ave WHO MHR Program'

(replace gutters and downspouts, paint interior trim, repair windows on the front façade and replace the 1/1 double hung windows on the windows with aluminum clad windows with matching profiles on the secondary facades.)

Quorum: No quorum established

Bradley Wolf, City Historic Preservation Officer, been duly sworn in, presented the Staff Report stating that the applicant, **Westside Housing Organization**, requests a Section 106 review for the 3619 Virginia Ave WHO MHR to repair windows, replace windows, replace gutters and downspouts, and paint interior trim on the property at 3619 Virginia Ave.

That the following exhibits were introduced in the Staff Report and admitted as evidence:

EXHIBIT A - Rules and Regulations of the Historic Preservation Commission

EXHIBIT B - Application

EXHIBIT C - Staff Report

EXHIBIT D - Photographs

EXHIBIT E - Map

EXHIBIT F – Property Information Form

EXHIBIT G – Window

That the applicant, Westside Housing Organization, was not in attendance.

That staff determined that the property was listed as a contributing building in the Squier Park Historic District and the proposed project will have no adverse effect on the character of the house.

That no person spoke for or against the project.

Mike Hardin made a motion that the Commission accepts staff recommendations that the property in Case Nos. 2014-HUD-0187, 0189, 0190, and 0203 are not eligible for listing on the National Register of Historic Places and in 2014-HUD-0185 that the proposed project will have no adverse effect on the historic property.

Joe Mattox seconded the motion and the Historic Preservation Commission **recommended approval** of the case by a vote of 8/0 (members Bustos, Doswell, Gangwere, Hardin, Heitman, Matthews, Mattox and Ray)

New Business

Minutes Approved – March 28, 2014
Minutes Continued – April 25, 2014

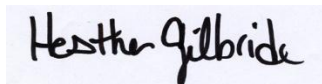
Update to Preservation Ordinance and Economic Hardship Criteria

Old Business

None.

The meeting was adjourned at 3:35 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Heather Gilbride". The signature is written in a cursive, flowing style. The first name "Heather" is written in a larger, more prominent script, and "Gilbride" follows in a similar but slightly smaller script. The signature is set against a light blue rectangular background.

Heather Gilbride
Administrative Assistant